

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

DRAFT 4-14-2010

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the Instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name North Market Street Apartments Historic District

other name/site number 173-5880-05364; 173-5880-05366; 173-5880-05367

2. Location

street & town 718, 722, and 730 North Market Street N/A not for publication

city or town Wichita N/A vicinity

state Kansas code KS county Sedgwick code 173 zip code 67214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ( ☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Patrick Zollner/Deputy SHPO Date \_\_\_\_\_

Kansas State Historical Society  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ( ☐ See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the  
National Register

☐ See continuation sheet.

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other, (explain:) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

North Market Street Apartments Historic District  
Name of Property

Sedgwick County, KS  
County and State

### 5. Classification

**Ownership of Property**  
(check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(check only one box)

- ☒ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3	0	buildings
		sites
		structures
		objects
3	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed  
in the National Register**

Residential Resources of Wichita,  
Sedgwick County, Kansas 1870-1957

0

### 6. Function or Use

**Historic Function**  
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

**Current Function**  
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

Vacant

### 7. Description

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:

Spanish Colonial Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:

Colonial Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:

Tudor Revival

**Materials**  
(Enter categories from instructions)

foundation Stone

walls Brick

roof Asphalt

other Cast stone

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

North Market Street Apartments Historic District  
Name of Property

Sedgwick County, KS  
County and State

## 8. Description

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.  
(Complete if Criterion B is marked above)
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(enter categories from instructions)

ARCHITECTURE

### Period of Significance

1914-1929

### Significant Dates

1914

1929

### Significant Persons

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Graham, J.I. (builder)  
Shirk, Oscar S.

☒ See continuation sheet(s) for Section No. 8

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University (Wichita State University)
- ☐ Other Name of repository:

Wichita Historic Preservation Office

☒ See continuation sheet(s) for Section No. 9

North Market Street Apartments Historic District  
Name of Property

Sedgwick County, KS  
County and State

## 10. Geographical Data

Acreage of Property Less than 1 acre

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/4 6/4/6/6/0/9 4/1/7/3/5/0/4  
Zone Easting Northing

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

Please see Continuation Sheet.

### Boundary Justification

(Explain why the boundaries were selected.)

Please see Continuation Sheet.

X See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Elizabeth Rosin, Principal and Kristen Ottesen and Rachel Nugent, Associates

organization Rosin Preservation, LLC date March 2010

street & number 215 West 18<sup>th</sup> Street, Suite 150 telephone 816-472-4950

city or town Kansas City state MO zip code 64108

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative black and white photographs of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

## Property Owner

name/title 700 North Market, LLC c/o Tony Krsnich

street & number 10334 Lee Boulevard telephone 913-904-6747

city or town Leawood state KS zip code 66206

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number 7 Page 1

North Market Street Apartments Historic District  
Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957 MPS  
Sedgwick County, Kansas

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**SUMMARY**

The North Market Street Apartments Historic District includes a cluster of three purpose-built apartment buildings at 718, 722, and 730 North Market Street in Wichita, Sedgwick County, Kansas. The buildings sit on the east side of the street just south of the intersection of North Market Street and Murdock Street. As a district, the three buildings share many design traits and form a visually cohesive unit that is distinct from the other buildings on the immediate vicinity. All three buildings are rectangular in plan and two stories in height, have brick-clad exteriors and flat roofs with slightly shaped parapets, and have a uniform setback from the street. In their form and materials, the buildings illustrate vernacular interpretations of Tudor Revival, Colonial Revival and Spanish Colonial Revival architecture applied to multi-family buildings. As examples Conventional Low-Rise Apartment Buildings, the nominated buildings all present the distinctive, character-defining organizing feature of this property type -- a double-loaded corridor on each floor flanked by apartment units. The Kerbaugh, at the north end of the district, is the oldest of the three buildings, built in circa 1914. The middle and south buildings were developed sequentially in 1929 by the same builder and owner. While their facades illustrate different architectural styles popular at the time, this veneer dresses two identical masses that are also share identical layouts and nearly identical finishes on the interior. Individually and as a group, the nominated buildings retain the distinguishing of purpose-built apartment buildings, as described in the Multiple Property Documentation Form (MPDF) "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957"<sup>1</sup>, and they continue to communicate information about the context and the period of their construction.

**ELABORATION**

**SETTING**

The North Market Street Apartments Historic District is located approximately one-half mile north of the Wichita central business district. Commercial buildings constructed during the middle and late twentieth century dominate the neighborhood. There are vacant lots and surface parking lots immediately south of the District at the corner of Pine Street on the east side of Market Street. A historic single-family house occupies the lot directly north of the District. North of this house, a modern commercial structure occupies the southeast corner of Market and Murdock Streets. Across Market Street and west of the District, large paved surface parking lots front contemporary commercial buildings. One block to the east, Broadway is a major north-south commercial corridor. Modern buildings and surface parking lots dominate the built environment south of the District.

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<sup>1</sup> Kathy Morgan and Barbara Hammond, National Register of Historic Places Multiple Property Documentation Form for "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957," (Wichita, Kansas: Historic Preservation Office, Wichita/Sedgwick County Metropolitan Area Planning District, 2008).

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In spite of threats from encroaching redevelopment, the vicinity of North Market Street and Murdock Street retains many elements of its historic residential streetscape. A narrow concrete sidewalk and a grass easement strip separate the roads from the building lots. Mature trees grow in the easement strips and in many front yards. A north-south alley bisects the District block.

**INDIVIDUAL BUILDING DESCRIPTIONS**

Alcoba Apartments -- 718 North Market Street (1929, Contributing, KHRI # 173-5880-05364)

The Alcoba Apartments at 718 North Market Street has a symmetrical five-bay façade with a shaped parapet. The tiled parapet, arched window and niche openings, iron balustrades, and decorative limestone door surround convey aspects of Spanish Revival styling. Dark red brick laid in common bond covers the front façade and the first three bays of the side walls. Common brick clads the side and rear walls.

The building's primary entrance is centered on the front (west) elevation. Two small stairs rise from the sidewalk to the entrance. Glazed sidelights flank the wood framed door. A multi-light muntin grid embellishes the door and sidelights. A secondary entrance, centered on the rear (east) elevation, is accessible from the alley. This opening is presently boarded up.

The projecting, one-story central entrance structure dominates the primary façade. Spiral stone pilasters flank the doors and a stone header with floral embellishments tops the doorway. The projecting brick structure surrounding the doorway has stone scrolls flanking the opening and asymmetrical brick piers that rise above the doorway and terminate with sloped, tiled washes.

Additional façade ornament is stone and brick. An arched panel with carved floral embellishments tops paired windows on the second floor above the central entrance. Long horizontal stone panels are inset above second floor windows on the end bays. An arched niche framed in brick is centered at the top of the façade. Engaged brick pilasters at the north and south edges of the façade mimic those at the entrance.

Fenestration is regularly placed around the building. Historic one-over-one wood sashes fill paired openings on the front elevation and most openings on the side and rear elevations. Vinyl replacement sashes with six-over-six muntin grids fill second floor openings at the south end of the front façade and a few scattered openings on the side elevations. The building is presently vacant, and plywood covers the windows on the first floor and some on the second floor for security.

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Sedgwick County, Kansas

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On the interior, double-loaded corridors bisect the first and second floors, connecting the front stair hall to the rear stair hall. Six one-bedroom apartments (for a total of twelve in the building) flank each corridor. Each apartment has a fireplace that projects from the perimeter wall with a tile hearth, plaster mantel and wood mantel shelf. There are also arched doorways between the dining room and the kitchen; plaster walls and ceilings; hardwood floors (some covered with non-historic carpet and/or tile); and wood door and window casings and baseboards. There is no crown molding. Historic two-panel wood doors fill most of the interior doorways.

Jayhawk Apartments -- 722 North Market Street (1929, Contributing, KHRI # 173-5880-05366)

The two-story Jayhawk Apartments at 722 North Market Street has a symmetrical five-bay façade. The brick has been painted with multiple shades of paint, giving the exterior a mottled effect. In keeping with its Colonial Revival style, the façade has minimal ornamentation and appears very flat. Detail is limited to a rectilinear shaped parapet topped by limestone coping, soldier brick window headers, an articulated key stone above the center window on the second floor, and brick rowlock windowsills.

The primary entrance is centered in the façade. A simple one-story wood portico shelters the at-grade concrete stoop in front of the door. Wood posts and pilasters support the flat-roof. A simple, projecting cornice and a geometric wrought-iron railing top the portico. Glazed sidelights flank the wood door. The door and sidelights are configured with multiple lights. The porch and entrance details also communicate the architectural style of the building. Plywood covers a secondary entrance at the center of the rear façade.

Fenestration consists of single window openings placed regularly around the building. Plywood boards cover the openings for security while the building is unoccupied. The original one-over-one, double-hung wood sashes are intact on the first floor, although they are missing from the second story openings.

The floor plan and finishes of the Jayhawk Apartments are nearly identical to those of the Alcoba Apartments next door. A central double-loaded corridor bisects each floor. Arched openings connect the ends of the corridor to the front and rear stair halls. The stairs are wood structures with square newel posts and square balusters.

On each floor, six one-bedroom apartments flank the corridor. At each unit, the front door opens to a rectangular living room. To one side of the living room is a single bedroom and a bathroom and to the other is the dining room and kitchen. Arched passageways connect the dining room and kitchen. Opposite the entrance a fireplace projects from the perimeter wall. The fireplaces have plaster surrounds and wood mantel shelves. Typical finishes include plaster walls and ceilings; hardwood floors (some covered with non-historic carpet and/or tile); and wood trim (door and window casings and baseboards). There is no crown molding. Historic two-panel wood doors fill most of the interior doorways.

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Much of the plaster and wood trim on the second floor, along with the window sashes, was removed following a fire in April 2009. The proposed tax credit rehabilitation of the building will restore smooth hard surfaces to the historic walls and ceilings and will replicate wood trim that was damaged beyond repair. Historically appropriate windows will be installed where sashes are missing. The project will also remove the paint from the façade to restore the historic red brick.

Kerbaugh Apartments -- 730 North Market Street (c. 1914, Contributing, KHRI # 173-5880-05367)

The Kerbaugh Apartments at 730 North Market Street has a symmetrical three-bay façade, dark red brick walls, a cast stone foundation, and a shaped parapet. The large brick portico with pointed arch openings centered on the façade, quoining, windows with multi-light sashes, decorative cast stone foundation, jambstone window surrounds, shaped and crenellated parapets contribute to the building's Tudor Revival styling.

The dark red brick is laid in a running bond and has raked joints. The central bay on the front façade projects slightly and rises to a gabled parapet. Behind the parapet the roof has a side-gabled form. This is visible only from a distance. A flat roof covers the rear of the building. A sleeping porch enclosed in horizontal painted wood lap siding spans the rear elevation between brick piers. Concrete walks abut the building on the north and south elevations.

A projecting one-story central brick portico with pointed arch openings dominates the façade. The portico has a crenellated parapet, and jambstones line the openings. Limestone accents on the façade and side elevations include a beltcourse above the second story, window headers and sills, and parapet coping. The tall, decorative stone foundation is visible below the front porch and on the side and rear elevations. It features alternating courses of large rusticated and small ashlar-faced stones.

A stone wall projects forward from the tall foundation and forms a railing for the open veranda that spans the building facade. A central stair rises from the sidewalk to the veranda. The primary entrance is centered at the back of the porch under the portico. A non-historic wood slab door fills the single-width doorway.

There are secondary entrances centered on the first and second floors of the rear (west) elevation. A metal fire escape rises from the ground to the second story to access these entrances. A small projecting entrance constructed of cinder block and topped by a simple gabled roof at the ground level on the north end of the rear elevation accesses the basement.



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Fenestration is regularly placed on all elevations. On the front façade and west ends of the side elevations, windows are double-hung wood sashes with twenty-five and twenty-eight-light upper sashes over single-light lower sashes. Both upper and lower sashes have leaded glass in the fourth opening from the west on the side elevations (both first and second floors). Arched window openings accent the gabled brick parapets at the west end of the side (north and south) elevations. One-over-one wood sashes fill the remainder of the window openings on the side and rear elevations.

On the interior, a central stair case rises from the first to the second floor directly inside the front door. South of the stair hall on each floor is a double-loaded east-west corridor that extends to the rear of the building. Nine apartments on the first floor and ten apartments on the second floor flank the corridors. The original plan featured four large apartments. Remodeling campaigns in 1929 and the mid-1950s increased the unit count, respectively, to twelve and ultimately nineteen apartments, the current configuration. The four apartments at the west end of the building (first and second floor) have decorative fireplaces with wood mantles and tile surrounds. These are likely remnants of the original apartment finishes. A combination of historic plaster and non-historic drywall clad the walls and ceilings. Most of the wood trim dates from the 1950s. A mixture of historic and non-historic doors fills the interior doorways.

**INTEGRITY**

The three buildings that comprise the North Market Street Apartments Historic District communicate information about the design, construction and evolution of purpose-built apartment buildings erected in Wichita's middle class neighborhoods during the early twentieth century. Examples of the Conventional Low-Rise Apartment Building, they illustrate the registration requirements for this property type described in the MPDF for "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957." Individually and as a group, the nominated buildings readily communicate their associations with the period of significance. The location, setting, and design of the three buildings illustrate a cohesive unit that is architecturally and historically distinct from the surrounding built environment. Construction of the Jayhawk and Alcoba Apartments in 1929 and reconfiguration of the Kerbaugh Apartments that same year convey distinct associations with the growing demand for multi-family housing in Wichita at this time.

Each of the three buildings is two stories in height, has a single primary entrance that accesses multiple units, and contains self-sufficient residential units with private kitchens and bathrooms. None has an elevator. The façade of each building retains its historic brick façade and arrangement of openings, ornamental accents, and historic porch elements. The façade of the Jayhawk has been painted; however current plans propose to remove the paint using gentle methods to restore the historic red brick facade. Some exterior doors have been replaced with slab doors for security purposes and some historic window sashes have been removed, but no openings have been altered.

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On the interior, all three buildings retain the historic configuration of corridors, stairwells, and apartment units as well as most finishes and trim from the period of significance.

The Jayhawk Apartments (722 N. Market) experienced a fire in April 2009. The fire primarily damaged the roof, the second story windows, and finishes on the second floor. The roof (never a visible building element) has been replaced to match the configuration and slope of the original roof structure. A tax credit rehabilitation is planned to restore the other damaged elements and to renovate the building for habitation. Smoke damage to the top few brick courses on the rear (east) elevation will be repaired; the paint will also be removed from the front elevation. All of the window openings are intact and those on the primary façade retain their historic brick lintels and sills. The keystone is also extant in the central second floor lintel. New wood windows will be installed in the second floor openings to replace those lost in the fire. These windows will match the extant historic window sashes in the first floor openings, which are currently covered with plywood for security. The first floor also retains all historic walls, finishes and trim. Fire and water damaged lath and plaster and wood trim on the second floor, but all partitions, including the arched doorways, are extant and clearly illustrate the configuration of the apartment units and the corridors, the key defining features of the property type. On the first floor, damage was limited to a few sections of the plaster ceiling. The remainder of the building's historic layout, finishes and trim remain intact. The proposed rehabilitation will restore the damaged features on the second floor using the surviving elements on the first floor as a guide. When considered with the other two buildings that compose the nominated District, the Jayhawk Apartments continues to meet the registration requirements for described in the MPDF for a Conventional Low-Rise Apartment Building.

Renovations to the Kerbaugh Apartments (730 N. Market) in the 1920s and again in the 1950s reconfigured the building interior to increase the number of residential units it offered. The main organizing elements from the original design, the double-loaded corridor and the central stair, remain intact. The four fireplaces and mantels in the west apartments and the remaining original windows appear to date to the original construction as well. The interior changes to this building do not diminish its ability to communicate information about its property type or its associations with the development of middle-class apartments in Wichita. In fact, the 1929 renovation may have been a response to the construction of the Jayhawk and Alcoba apartment buildings next door as well as the increased demand for apartments in this area of Wichita at the time.

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**SUMMARY**

The North Market Street Apartments Historic District encompasses a cluster of three multi-family purpose-built apartment buildings located at 718, 722, and 730 North Market Street in Wichita, Sedgwick County, Kansas. The District is locally significant under National Register Criteria C for the area of ARCHITECTURE, as described in the Multiple Property Documentation Form "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957." Individually and as a group the nominated buildings illustrate the registration requirements of the Conventional Low-Rise Apartment Building property type described in the MPDF. As a cluster, the uniformity of their massing, materials, and setbacks creates a visually distinctive node that is readily identifiable among the other buildings in the surrounding streetscape, while variations among the three designs illustrate trends common to the period and type of architecture. All three buildings retain the historic arrangement of their facades, the size and organization of original openings, and the configuration of historic front porches. Most importantly, they express feelings about and associations with their time and period of construction. Strengthening the bond between the buildings is the shared development history of the Alcoba and Jayhawk Apartments. The year these two buildings were erected was also the year that the Kerbaugh Apartments underwent a significant renovation that modernized the building, creating more, smaller apartment units in line with those constructed in the new buildings (the Alcoba and the Jayhawk) next door. The period of significance for the District, circa 1914 – 1929 encompasses the first and last construction dates of the three nominated buildings and parallels the trend for building multi-family housing in Wichita.

**ELABORATION**

Proximity to streetcar lines and easy access to Wichita's commercial and industrial districts made the neighborhood around North Market and Pine Streets a desirable residential area. Review of Sanborn Fire Insurance Company Maps (Sanborn Maps) illustrates the development pattern. Although the neighborhood was largely occupied by residential structures, the 1892 Sanborn Map shows a row of three commercial buildings (two two-story and one one-story) mid-block just south of the District. Modest one-story dwellings occupied the lots behind the commercial buildings. Businesses in these buildings included a grocer, storage facility, and a manufacturer of tin streetlamps. The 1897 Sanborn Map depicts three single-family dwellings on the east side of the 700 block of North Market Street. The surrounding blocks were dotted with a variety of frame dwellings; most were one-story in height but some were two stories. The houses have irregular footprints augmented by a variety of porches and polygonal bays, features that reflect the influences of the Victorian architecture popular during this period. The lack of consistency in footprints and setbacks also suggests that houses developed incrementally as individuals purchased lots and erected buildings. A variety of small, one-story sheds and slightly larger, one-and-one-half story carriage houses line the alleys at the rear property lines. A few commercial

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structures are interspersed among the dwellings, especially on Main Street, which is one block west of Market Street.

Just after the turn of the twentieth century, buildings stood on most lots on the 700 block of North Market Street. Only a few lots on the west side of the block remained undeveloped. By 1914, a two-story duplex, Stacked-Flat Apartment Building (now the Kerbaugh Apartments) had replaced the single-family dwelling at 726 North Market Street (See Figure 1). The house at 720 North Market was also gone.

The Kerbaugh Apartments was an early multi-family addition to the immediate neighborhood. Another multi-family dwelling stood one block to the east, at the southwest corner of North Lawrence and East Murdock Streets. The surrounding area remained overwhelmingly single-family. It appears that the lots south of the Kerbaugh Apartments remained vacant until the Alcoba Apartments and the Jayhawk Apartments were erected in 1929.

The years between the end of World War I and the start of the Great Depression were a boom period in Wichita. Continuing industrial expansion, especially in the nascent aviation industry, attracted new residents to the city and created a demand for new housing. As the population grew, the city limits expanded in all directions. The dramatic growth, coupled with a desire for safe, sanitary housing and a shortage of building materials and skilled labor, triggered an increase in multi-family dwelling construction.

The effect of these forces is clearly evident on North Market Street and in the surrounding neighborhood, particularly in the construction of numerous Conventional Low-Rise Apartment Buildings. Within the four-block area bounded by Pine Street, Topeka Avenue, 8<sup>th</sup> Street and Market Street, the 1914 Sanborn map depicts approximately 65 residential buildings (see Figure 1). Only two are multi-family dwellings. Within the same boundary, the 1935 Sanborn map depicts approximately 70 residential buildings (see Figure 2). Thirty-seven are multi-family dwellings. Thirteen of these appear to be older single-family houses that were converted into apartments. The other twenty-four buildings have the distinctive footprints of purpose-built apartment buildings. The same combination of single-family and multi-family housing existed through 1950, the last edition of the Sanborn Map consulted for this nomination. Many of these buildings have been razed since 1950, enhancing the significance of the surviving group of purpose-built Conventional Low-Rise Apartment Buildings being nominated.

Just as they reflect the development patterns of Wichita from this period, the design of the nominated buildings reflects popular trends in multi-family housing seen in Wichita and nationwide during the early decades of the twentieth century. The Colonial Revival style became popular just after the turn of the twentieth century, while styles derived from European precedents, such as Tudor, Gothic, and Spanish Revival, grew in popularity after

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World War I. Since form distinguishes multi-family residential buildings more than style, these popular architectural references were applied to the primary facades of functional building forms.

The Kerbaugh Apartments, constructed in 1914 and the oldest building in the District has cast stone jambs and beltcourses, a shaped parapet, and multi-light windows that lend its brick facade an air of Tudor Revival styling. Perhaps because it was built with four larger units or because it was constructed before World War I, its styling is more sophisticated than that of most apartment buildings constructed in the 1920s and 1930s, including its two neighbors to the south. Buildings from this later period typically had brick veneer walls and limestone or cast stone trim applied to fire-proof concrete, or even steel, structures. The cast stone panels applied to an otherwise simple brick exterior at the Alcoba Apartments and the keystone over the central opening on the Jayhawk Apartments illustrate this trend.

Tudor Revival Architecture

The Tudor Revival style was widely adapted to American residential architecture in the early twentieth century, particularly in the 1920s and 1930s. The Tudor Revival borrowed stylistic elements from late Medieval English architecture. Typical features include an asymmetrical form or façade, a steeply-pitched roof, masonry cladding, and simulated half-timbering.<sup>2</sup> Although examples of Tudor Revival appeared in the United States during the 1890s, it was not until after World War I that advances in construction technology made masonry cladding affordable. As the style became more-widely used, the new houses more-accurately reflected the historic English tradition from which it derived.<sup>3</sup> The masonry ornament on the Kerbaugh Apartments (particularly the jambstones, quoining and crenellated parapet) is an excellent expression of the American Tudor Revival style.

Colonial Revival Architecture

The Colonial Revival style was popular for residential, commercial, and civic architecture from about 1880 to 1955. The Philadelphia Centennial of 1876 celebrated the nation's birth and sparked interest in the country's roots, including the Georgian and Federal architectural styles.<sup>4</sup> Popular interest, accompanied by a shift in design ideology away from the seemingly disorganized Victorian era, resulted in a new architectural movement. Civic and commercial buildings used the formality of Colonial Revival architecture to assert their stability and importance to the community. Wealthy citizens, wanting their homes to convey their influence and importance to the community, also embraced the style. Soon Colonial Revival design was ubiquitous among residences of all economic levels. Even small cottages displayed a restrained version of the style. Colonial Revival architecture was appealing because a few simple details could communicate its stately roots, as we see at the Jayhawk

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<sup>2</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf), 1988, 358.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid, 326.

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Apartments. Here a flat symmetrical façade, a stepped parapet, brick window lintels, a single keystone, and a simple portico with a geometric metal railing distinctly express the building's style.

Mission/Spanish Revival Architecture

The Panama-California Exposition staged in San Diego in 1915 made Spanish-influenced architecture popular in the United States, particularly in the Southwest. Intricate details rooted in the broad spectrum of Spanish architectural influences (Moorish, Byzantine, Gothic and Renaissance) provided inspiration. Designs mimicking the elaborate Spanish prototypes soon appeared around the country. The style enjoyed a limited popularity, peaking during 1920s and 1930s.<sup>5</sup> Character-defining features include red tile roofs, terracotta ornament with geometric or floral details, and shaped parapets. Carved ornament surrounding the entrance, such as spiral columns and scrollwork, were also common. The red tile shed roofs, the shaped parapet, and the spiral columns flanking the entrance of the Alcoba Apartments clearly exemplify the Spanish Revival style.

**PROPERTY HISTORIES**

During the fifteen years that it was a four-unit flat, the Kerbaugh Apartments housed married couples, their children and extended family. Occupants included a grocer, a travel agent, and a clothing salesman.<sup>6</sup> From the late 1920s (when the Alcoba and Jayhawk apartments were constructed and the Kerbaugh Apartments was converted into twelve units) through the start of World War II, the District housed a mix of single men and women and married couples, all of whom worked at a variety of middle class jobs.<sup>7</sup> Many of the women were stenographers employed with a local business or a government agency, sales clerks, telephone operators, beauticians, or teachers. In addition to positions as managers, salesmen, clerks, cooks, and newspaper reporters, the men also held jobs in the airplane industry and as welders. The mix of tenants included several musicians and a dance instructor. A number of tenants were listed without occupations, possibly indicating that they were retired. While all three buildings enjoyed nearly full occupancy throughout their history, the turn-over rate was also high. Except for building managers, most tenants stayed in their apartments only one or two years before moving on.

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<sup>5</sup>Ibid, 417-18.

<sup>6</sup> Bureau of the Census, North Market Street, Sedgwick County, Wichita, Kansas, 1920, Series T625, Roll 550, Page 28, database online, available from [www.heritagequestonline.com](http://www.heritagequestonline.com); Internet; accessed 20 June 2009.

<sup>7</sup> Information about tenants and builders comes from Wichita city directories published between 1900 and 1975, unless otherwise noted. They were reviewed at the State Archives and Library, Kansas State Historical Society, Topeka, Kansas.

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Kerbaugh Apartments-730 North Market Street

The Kerbaugh Apartments, built in 1914,<sup>8</sup> was among the earliest multi-family dwellings in the neighborhood. The building reflected a need for housing as Wichita's population increased nearly 38 percent between 1910 and 1920.<sup>9</sup> It was originally configured as a duplex of stacked-flat apartments. A demising wall ran the length of the building. Each half contained a single apartment on each floor that spanned the depth of the building from west to east. It is likely that the building had a central lobby or stair hall that provided access to each of the units, but later alterations have erased much evidence of the building's original organization.

Real estate developer Oscar S. Shirk constructed the Kerbaugh Apartment Building. Shirk was born in 1875 in Allegan County, Michigan, and moved with his family to Sedgwick, Kansas in 1887.<sup>10</sup> Shirk left his family's farmstead for Wichita in 1894 to attend business school. He became a hotel operator and real estate developer,<sup>11</sup> and in 1898 established his own real estate development office.<sup>12</sup> Shirk developed several apartment buildings during the first two decades of the twentieth century, including a complex of three buildings at 5<sup>th</sup> Street and Emporia Street in 1908; a four-story apartment building at 308 South Market Street in 1916; the Shirk-McKee Apartment Building at 240 North Topeka Avenue in 1917; and most notably, the nine-story Shirkmere Apartment Building at 2<sup>nd</sup> Street and Topeka Avenue in 1923. He also owned the Eaton Hotel, a prominent five-story building at the corner of 5<sup>th</sup> Street and Douglas Avenue. Shirk died of an apparent heart attack in October of 1960.

The Kerbaugh Apartments retained its duplex stacked-flat configuration until 1929. That year owner Elizabeth Kerbaugh undertook a renovation that created twelve apartment units in a conventional low-rise apartment building layout. The new apartments flanked a double-loaded corridor that now bisected the building.

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<sup>8</sup> The exact construction date is unknown. The building first appears on the 1914 Sanborn Map. There are no extant building permits.

<sup>9</sup> Kathy Morgan and Barbara Hammond, National Register of Historic Places Multiple Property Documentation Form for "Residential Resources of Wichita, Sedgwick County, Kansas 1870-1957," (Wichita, Kansas: Historic Preservation Office, Wichita/Sedgwick County Metropolitan Area Planning District, 2007), Section E, page 20.

<sup>10</sup> *Wichita Eagle*, 21 October 1960, p. 29; Shirk," Dr. Edward N. Tihen's Notes from Wichita Newspapers, Wichita State University Libraries, Department of Special Collections, available on-line from <http://www.picosearch.com/cgi-bin/ts.plmm>; accessed 18 June 2009.

<sup>11</sup> *Wichita Eagle*, 18 May 1959, 17; "Shirk," Dr. Edward N. Tihen's Notes from Wichita Newspapers, Wichita State University Libraries, Department of Special Collections, available on-line from <http://www.picosearch.com/cgi-bin/ts.plmm>; accessed 18 June 2009.

<sup>12</sup> *Wichita Eagle*, 21 October 1960.

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Elizabeth Kerbaugh was the widow of William Kerbaugh. William was employed in the cigar and billiards industries, according to city directories. The 1900 census lists his occupation as a bartender.<sup>13</sup> The 1936 city directory listed Mrs. Kerbaugh as the manager of the Arch Plaza Apartments, although she continued to reside at the Kerbaugh Apartments. She was no longer a building resident in 1946.

In the mid-1950s the building was renovated again, increasing the number of apartment units from twelve to nineteen. It retains the nineteen-unit configuration today.

Alcoba Apartments & Jayhawk Apartments - 718 & 722 North Market Street

The Alcoba and Jayhawk Apartments are closely interrelated through their development history. During a single year, one builder constructed both buildings for a single owner. The two remained under common ownership for many years, even through two property transfers, and shared a single property manager until 1933.

County land records indicate that the 718 and 722 North Market Street were two of many parcels Charles H. (Charley) Hoover owned in central Wichita. It is unclear if he built other buildings in addition to the Alcoba and Jayhawk Apartments or if he sold the land for development by others. Charley Hoover was a brick mason by trade. Born in Indiana around 1875, he arrived to Wichita before the end of the century, married his wife Ida in 1899, and settled near Wichita's North End, living on the 1600 and 1700 blocks of North Market Street. By the late 1920s Hoover would have been over fifty year old, and it is possible that he dabbled in real estate after retiring as a mason. Hoover also served as Sedgwick County Sheriff from 1933 to 1936.

Building permits identify J. I. Graham as builder of the Jayhawk and Alcoba Apartments. Both buildings were erected in 1929 at a cost of \$35,000 each. Born in Illinois in 1906, Graham was a carpenter in the housing industry. He first appears in city directories in 1923 and disappears after 1931. The 1930 census lists Graham and his wife Charlotte also residing in Wichita's North End in the Fairmount Apartments at 1702 North Fairmount Avenue.<sup>14</sup>

Charley Hoover sold the Alcoba and Jayhawk properties to the New York Life Insurance Company in 1935 and 1936, respectively. The insurance company retained ownership until the early 1940s, when it sold the Jayhawk to

<sup>13</sup> Bureau of the Census, William Kerbaugh, 1900, Series T623, Roll 499, Page 231, database online, available from [www.heritagequestonline.com](http://www.heritagequestonline.com); accessed 20 June 2009.

<sup>14</sup> The building permit for the Fairmont Apartments identifies the builder as "J. I. Ingram," which appears to be a misspelling of Graham's name. The Fairmount Apartments is a twin of the Alcoba Apartments. It was built the following year (1930) and for the same price. This building is listed on the National Register.



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Zoe Colties in 1942 and the Alcoba to Minnie Thurston in 1943. Minnie Thurston managed the Alcoba through 1955.

The Alcoba and Jayhawk Apartments enjoyed nearly full occupancy throughout their history. Sometime between 1965 and 1975 the Alcoba was renamed the Werner Apartments.

**CONCLUSION**

The three Conventional Low-Rise Apartment Buildings that comprise the North Market Street Apartments Historic District are united by their multi-family form, commonalities of design, and associations with Wichita's middle class workers. Their brick facades, rectangular footprints and matching setbacks are typical of purpose-built multi-family construction during this period and distinguish these buildings from other single-family dwellings and commercial buildings in the neighborhood.

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**VERBAL BOUNDARY DESCRIPTION**

718 N. Market Street

Lot 68 and the South 20 Feet of Lot 70, Market St. Munger's Original Township Addition, Wichita, Sedgwick County, Kansas.

722 N. Market Street

North 10 Feet of Lot 70, Lot 72, and the South 10 Feet of Lot 74, Market Street, Munger's Original Township Addition, Wichita, Sedgwick County, Kansas.

730 N. Market Street

North 20 Feet of Lot 74 and Lot 76, Market Street, Munger's Original Township Addition, Wichita, Sedgwick County, Kansas.

**BOUNDARY JUSTIFICATION**

The North Market Street Apartments Historic District includes three purpose-built apartment buildings erected between c. 1914 through 1929 and the parcels of land with which they have been historically associated.

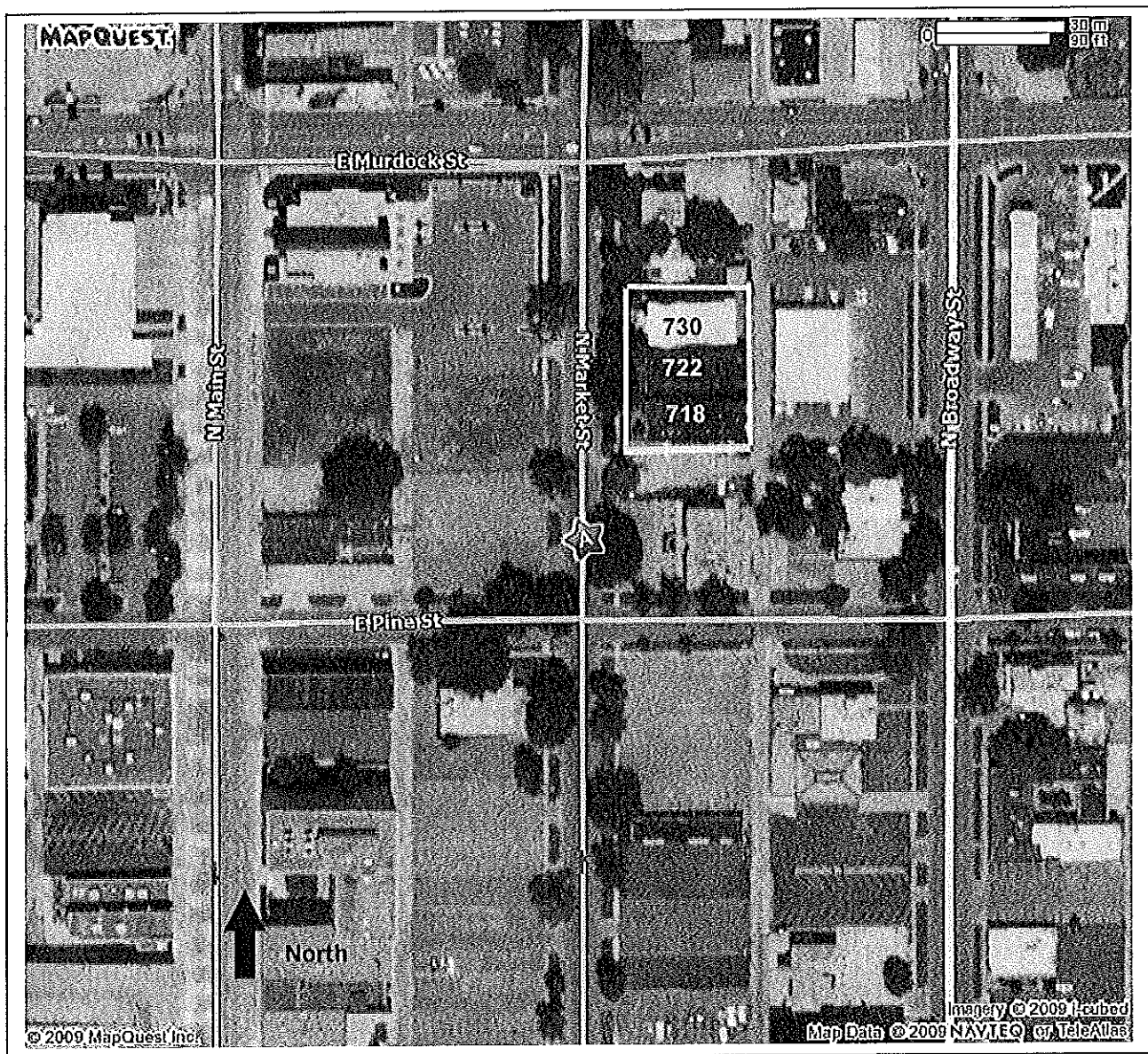
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**HISTORIC DISTRICT BOUNDARY MAP**



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**PHOTOGRAPHIC INFORMATION**

**Photographer:** Brad Finch  
F-Stop Photography  
Kansas City, Missouri

**Date of Photographs:** May 2009  
*Digital images submitted with nomination*

<b>View Number</b>	<b>Description</b>	<b>Camera View</b>
1.	View of district looking southeast	SE
2.	View of district looking northeast	NE
3.	West (front) elevations of 718, 722, and 730 N. Market Street	SE
4.	West (front) elevations of 718, 722, and 730 N. Market Street	NE
5.	West (front) elevations of 718, 722, and 730 N. Market Street	SE
6.	East (rear) elevations of 722, and 730 N. Market Street	SW
7.	East (rear) elevations of 718 and 722 N. Market Street	NW
8.	West (front) elevation of 718 N. Market Street	E
9.	West (front) elevation of 722 N. Market Street	E
10.	West (front) elevation of 730 N. Market Street	E
11.	Typical corridor, 718 N. Market Street	E
12.	Typical apartment, 718 N. Market Street	SW
13.	Apartment, 730 N. Market Street	NE
14.	Typical apartment, first floor, 722 N. Market Street	SE
15.	Corridor with fire damage, second floor, 722 N. Market Street	E
16.	Apartment with fire damage, second floor, 722 N. Market Street	SW



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View Number	Description	Camera View
17.	Aerial view of building after fire, 722 N. Market Street	E
18.	West (front) elevation of 722 N. Market Street (November 2009) following stabilization	E
19.	East (rear) elevation of 722 N. Market Street (November 2009) following stabilization	NW
20.	Typical second floor apartment following stabilization, 722 N. Market Street (November 2009)	
21.	Typical first floor apartment with fire damage, 722 N. Market Street (May 2009)	NE
22.	Front stair hall with fire damage, 722 N. Market Street (May 2009)	E

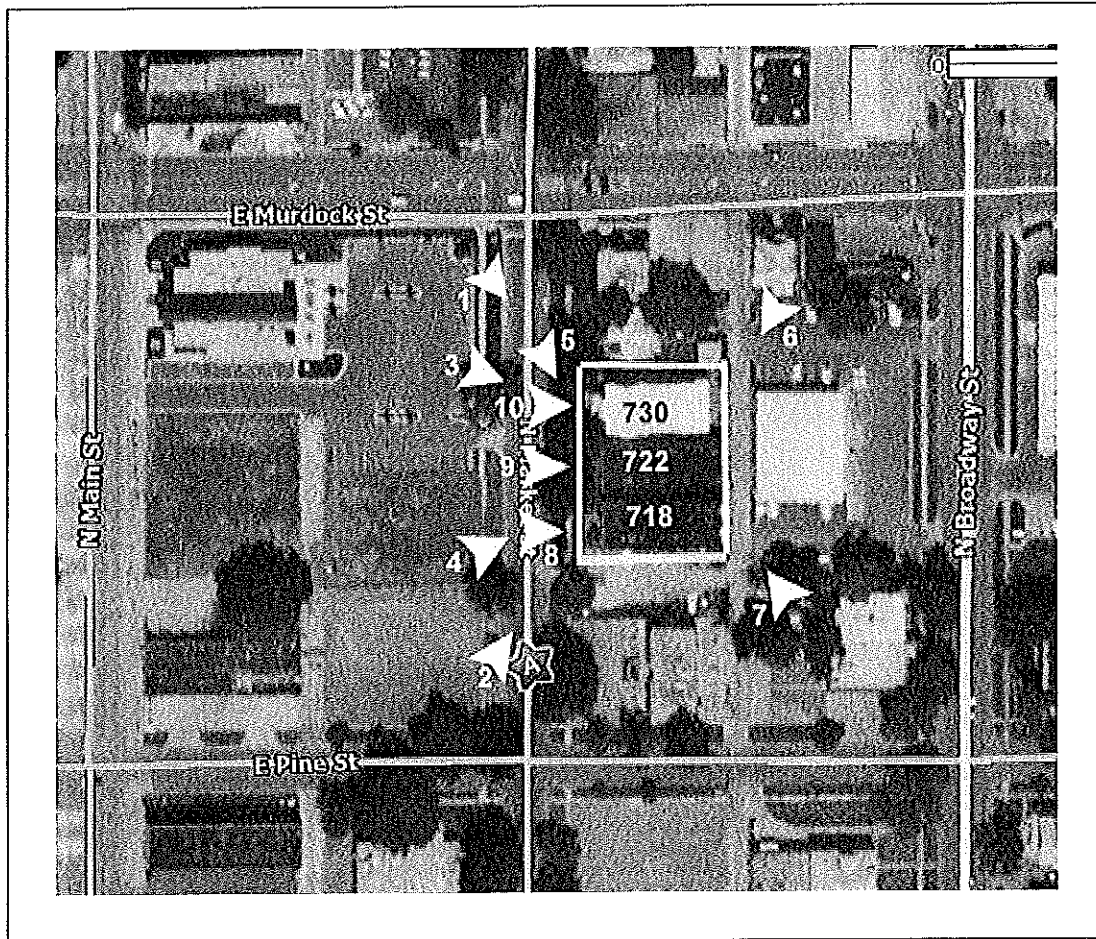
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**PHOTO ANGLES**



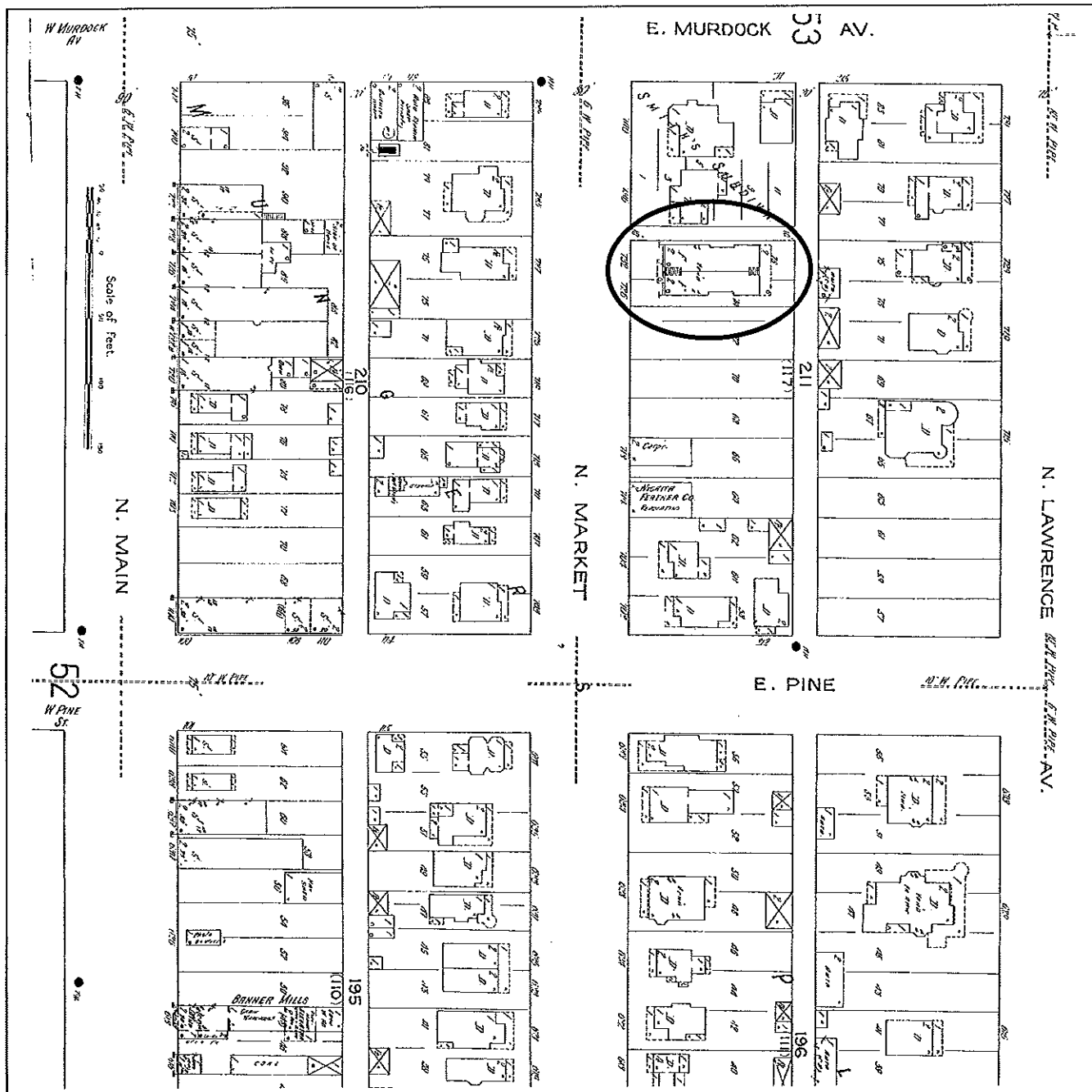
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FIGURE 1: Sanborn Fire Insurance Map, Wichita, Kansas. 1914.



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**FIGURE 2: Sanborn Fire Insurance Map, Wichita, Kansas. 1935.**

